

BOARD OF ZONING APPEALS
CITY OF MILWAUKEE

REGULAR MEETING - June 8, 2000
City Hall, Common Council Committee Room 301-B

MINUTES

Chairman: Craig H. Zetley (*voting on items voted on items 1-48*)

Members: Henry P. Szymanski (*voting on items voted on items 1-48*)
Scott R. Winkler (*voting on items 30-48*)
Catherine M. Doyle (*Excused*)
Roy B. Nabors (*Excused*)

Alt. Board Members: Georgia M. Cameron (*voting on items 1-48*)
Donald Jackson (*voting on items 1-30, 32-48*)

START TIME: 2:05 p.m.

End Time: 4:55 p.m.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	22934 Dimensional Variance	Thomas A. Plevak & Joan M. Plevak Property Owner Request to decrease the width of the lot from 75 ft. to 70 ft., creating a lot that is 5' narrower than required.	2241 W. Mallory Av. 13th Dist.
	Action:	Denied	
	Motion:	Donald Jackson moved to deny the appeal. Seconded by Georgia Cameron.	
	Vote:	3 Ayes, 0 Nays, 1 - C. Zetley Abstained.	
2	22950 Resubmission Request	Carmen Maldonado & Johnny Rodriguez Property Owner Request to resubmit an application -- to convert the third floor into habitable space to be used in conjunction with the 2nd floor.	2833 N. Downer Av. 3rd Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the resubmission request. Seconded by Georgia Cameron.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
3	22957 Use Variance	George J. Jenich Prospective Buyer Request to occupy the premises as a dormitory. Action: Dismissed Motion: Henry Szymanski moved to dismiss the appeal. Seconded by Donald Jackson Vote: 4 Ayes, 0 Nays, 0 Abstained. Conditions of Approval: --	216 N. Water St. 4th Dist.
4	22619 Use Variance	La Causa, Inc. David A. Espinoza, Property Owner Request to construct a parking lot on the premises. Action: Adjourned Motion: This item was adjourned at the request of the applicant and will be rescheduled at the next available hearing. Vote: 3 Ayes, 0 Nays, 1 - C. Zetley Abstained.	1412-14 S. 8th St. 12th Dist.
5	22939 Special Use	Blessed Hope Assembly of God Rev. Grant Lawson, Property Owner Request to continue occupying the premises as a parking lot. Action: Dismissed Motion: Henry Szymanski moved to dismiss the appeal. Seconded by Donald Jackson. Vote: 4 Ayes, 0 Nays, 0 Abstained.	1500 W. Lincoln Av. 12th Dist.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
6	22962 Special Use	<p>Horner Sod Farm Mike Sanfillipo, Property Owner</p> <p>Request to occupy the premises as a motor vehicle pumping station, convenience store, car wash, and restaurant.</p> <p>Action: Adjourned</p> <p>Motion: This item was adjourned at the request of an interested party and will be rescheduled at the next available hearing.</p> <p>Vote: 3 Ayes, 0 Nays, 1 - C. Zetley Abstained.</p>	605-27 S. 1st St. 12th Dist.
7	22984 Special Use	<p>Preferred Auto Body James & Nancy Morrison, Property Owner</p> <p>Request to continue occupying the premises as a body bumping and painting facility, with the addition motor vehicle sales.</p> <p>Action: Granted 9 yrs.</p> <p>Motion: Henry Szymanski moved to grant the appeal. Seconded by Don Jackson.</p> <p>Vote: 4 Ayes, 0 Nays, 0 Abstained.</p> <p>Conditions of Approval:</p> <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That no disabled vehicles or parts are stored outside. 5. That all repair work is performed inside of the building. 6. That all prior conditions of the Board in Case No. 22510 are complied with and maintained except as may be amended herein. 7. That this Special Use is granted commencing and expiring with the date hereof, November 8, 2009. 	2251-53 S. 13th St. 12th Dist.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
8	22977 Special Use	<p>The Hertz Corporation Mr. Frank Gioe, Prospective Buyer</p> <p>Request to construct and occupy the premises as a motor vehicle rental and storage facility.</p> <p>Action: Granted 10 yrs.</p> <p>Motion: Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.</p> <p>Vote: 4 Ayes, 0 Nays, 0 Abstained.</p> <p>Conditions of Approval:</p> <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	<p>425 W. Edgerton Av. A/K/A 501 W. Edgerton Av. 13th Dist.</p>
9	22979 Dimensional Variance	<p>Milwaukee County Department of Public Works, Property Owner</p> <p>Request to construct and occupy the premises as a parking lot without the required 5' landscape buffer.</p> <p>Action: Adjourned</p> <p>Motion: This item was adjourned at the request of an interested party and will be rescheduled at the next available hearing.</p>	<p>5675 S. 6th St. 13th Dist.</p>

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
10	22972 Dimensional Variance	Bradley and Jean Trimble Property Owner Request to construct a second story addition to the rear of the existing two family dwelling unit.	2544 S. Shore Dr. 14th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That this Variance is granted to run with the land.	
11	22990 Dimensional Variance	Dennis Christman, Property Owner Request to construct a detached garage in the rear yard.	2919 S. 11th St. 14th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That this Variance is granted to run with the land.	

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12	22970 Special Use	Puschnig Auto Sales Inc. Property Owner Request to continue occupying the premises as a motor vehicle sales facility.	9838 W. Appleton Av. 15th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.	
13	22951 Special Use	Nellie Thompson Property Owner Request to occupy the premises as a day care center for 70 children, ages infant to 13yrs., open 24 hours.	3732 W. Lisbon Av. A/K/A 3726-32 W. Lisbon 17th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of DPW and will be rescheduled at the next available hearing.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
14	22983 Dimensional Variance	Second Harvest Food Bank of Wisconsin, Inc. Bonnie J. Bellehumeur, Property Owner Request to erect a sign on the premises in excess of the total area permitted.	1700 W. Fond du Lac Av. 17th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That this Variance is granted for a period of ten (10) years, commencing with the date hereof.	
15	22985 Special Use	Timothy Pesch, V.P. Milwaukee General Construction Co., Inc., Lessee Request to occupy the premises as a temporary concrete batch and crushing plant through August for the reconstruction of 35th Street.	4320 N. 35th St. A/K/A 4300-20 N. 35th St. 1st Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted commencing with the date hereof and expiring, September 1, 2000.	

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16	22980 Special Use	Cady's Kids Child Care Lynn Cady, Lessee Request to continue occupying the premises as a day care center for 102 children, ages 6 wks. - 10 yrs., from 6:30 a.m. to 5:30 p.m.	6825 W. Burleigh St. A/K/A 3035 N. 68th St. 2nd Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.	
17	22991 Dimensional Variance	David Lucey and Ann Reinke Property Owner Request to construct a bay window in the side setback.	2618 N. Terrace Av. 3rd Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That this Variance is granted to run with the land.	

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18	22993 Use Variance	Milestones Programs for Children Jackie Larus Conway, Lessee Request to continue occupying the premises as a day care center for 96 children, ages 3 mo. to 12 yrs., from 7:00 a.m. to 6:00 p.m.	2717 E. Hampshire St. 3rd Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of an interested party and will be rescheduled at the next available hearing.	
19	22976 Dimensional Variance	Rick A. Michalski Property Owner Request to convert and occupy the third floor of the existing dwelling as a third dwelling unit.	3312-14 W. Mt. Vernon Av. 4th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That the owner complies with all State codes for commercial buildings. 5. That the owner obtains a building restriction agreement from the adjacent property owner. 6. That this Variance is granted to run with the land.	
20	22989 Dimensional Variance	Naomi Kennison Request to install an air condenser unit in the south side setback.	3951 N. 81st St. 5th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of an interested party and will be rescheduled at the next available hearing.	

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21	22502 Special Use	Commerce Power, LLC & The Brewery Works, Inc. Property Owner	201-29 W. Cherry St. A/K/A 205-219 W. Galena 6th Dist.
		Request to construct a parking lot on the premises.	
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That the applicant eliminate the angular 'midblock' crosswalk at the intersection of W. Cherry Street and N. Commerce Street. Crossing should be to the corner.</p> <p>5. That landscaping and screening for the parking area meets the intent of s.295-75.</p> <p>6. That the appellant agrees to continue to work with Department of City Development staff on any design related issues.</p> <p>7. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</p>	

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22	22975 Special Use	Christensen's Mini Market Marcia L. Hamiel-Goinsm, Lessee Request to occupy the premises as a retail store.	1745 N. Martin L King Dr. A/K/A AKA 1739-45 N. M.L.K. Dr. 6th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the storefront windows remain as clear glass and are maintained in an attractive manner. 5. That signage is limited to the sign band above the storefront windows. 6. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	

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23	22968 Special Use	Ida M. Williams Jeffrey A. Simms, Prospective Buyer Request to occupy the premises as a day care center for 50 children, ages 6 wks. - 12 yrs., from 6 a.m. to 12 a.m. Action: Granted 10 yrs. Motion: Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson. Vote: 4 Ayes, 0 Nays, 0 Abstained. Conditions of Approval: <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the operator obtains an occupancy permit and complies with all State requirements for daycares. 5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	5509 W. Center St. 7th Dist.
24	22986 Special Use	Cashland Check Cashing Corp., IV Robert A. Teper, Esq., Lessee Request to occupy the premises as a currency exchange facility. Action: Adjourned Motion: This item was adjourned at the request of an interested party and will be rescheduled for the next available hearing.	2000 W. Becher St. 8th Dist.

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25	22937 Special Use	Metropolitan M.B. Church Property Owner Request to occupy the premises as a day care center for 27 children, ages 6 wks. to 12 yrs., from 6 a.m. to 6 p.m.	1345 W. Burleigh St. 10th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That the operator obtains an occupancy permit and complies with all State requirements for daycares.</p> <p>5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</p>	

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26	22932 Special Use	Jose Zarate, Property Owner Request to continue occupying the premises as a type 'A' restaurant and expand into the existing building to the south.	625 S. 5th St. A/K/A 625-31 S. 5th St. 12th Dist.
	Action:	Granted	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That landscaping and screening plans for the parking lots are submitted which meet the intent of s.295-75.</p> <p>5. That all prior conditions of the Board in Case No. 21373 are complied with and maintained except as may be amended herein.</p> <p>6. That this Special Use is granted commencing with the date hereof, and expiring on April 16, 2017.</p>	

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27	22919 Special Use	Canadian Pacific Railway c/o Construction Resources, Inc., Property Owner	6127-R S. 6th St. 13th Dist.
		Request to install a transmission tower and equipment shelter in excess of 101 ft.	
	Action:	Granted 10 yrs.	
	Motion:	Georgia Cameron moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That the tower height be limited to no more than 101 feet above grade.</p> <p>5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</p>	

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28	22884 Special Use	Jensen Auto Sales Inc. Jeff Jensen, Lessee Request to occupy the premises as a motor vehicles sales facility.	6280 S. Howell Av. 13th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That a revised, fully dimensioned site plan be submitted to the Board office accurately reflecting the relationship of display vehicles with the driveways and demonstrating that the free movement through the driveways is maintained.</p> <p>6. That landscaping and screening meets the intent of s.295-75.</p> <p>7. That site illumination is controlled to prevent glare onto adjacent streets and residences.</p> <p>8. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</p>	
29	22946 Appeal of an Order	Nancy L. Kohl Property Owner Request to appeal the order of the inspector.	8201 N. 107th St. 15th Dist.
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the item to administrative review. Seconded by Georgia Cameron.	
	Vote:	3 Ayes, 0 Nays, C.Z. Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
30	22414 Use Variance	Southeast Wisconsin Professional Baseball Park Dist. Michael Duckett, Executive Director	201 S. 46th St. A/K/A Miller park 16th Dist.
		Request to construct an off-premise pylon sign.	
	Action:	Granted 10 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That this Variance is granted for a period of ten (10) years, commencing with the date hereof.	

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31	22880 Special Use	<p>The Guest House of Milwaukee, Inc. Holly Gardenier, Exec. Director, Property Owner</p> <p>Request to construct and occupy the premises as a social service facility and rooming house.</p> <p>Action: Granted 5 yrs.</p> <p>Motion: Donald Jackson recused himself from this matter. Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.</p> <p>Vote: 4 Ayes, 0 Nays, 0 Abstained.</p> <p>Conditions of Approval:</p> <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the sale of the City owned vacant lots to the appellant is accomplished. 5. That revised site and building plans for the proposed structure are approved by the Department of City Development and submitted to the Board of Zoning Appeals. 6. That the applicant organize and maintain a neighborhood group that meets at least twice yearly and that written reports be sent to the alderman regarding these meetings. 7. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	<p>1233 N. 13th St. A/K/A 1233-35 N. 13th St. 17th Dist.</p>
32	22905 Use Variance	<p>Repairers of the Breach, Inc. Ms. MacCanon Brown, Property Owner</p> <p>Request to occupy the premises as a social service facility.</p> <p>Action: Adjourned</p> <p>Motion: Henry Szymanski moved to adjourn the appeal. Seconded by Donald Jackson.</p> <p>Vote: 4 Ayes, 0 Nays, 1 - C. Zetley Abstained.</p>	<p>1331-33 W. Vliet St. A/K/A 1329-41 W. Vliet St. 17th Dist.</p>

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33	22952 Special Use	Square One, Inc. Lessee Request to occupy the premises as a type 'A' restaurant with a drive through facility.	6050 W. Fond du Lac Av. A/K/A 6046-50 W. Fond du Lac 2nd Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn this item. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	
34	22894 Special Use	Community Financial Service Center Prospective Buyer Request to occupy the premises as a financial institution.	7601 W. Hampton Av. 2nd Dist.
	Action:	Denied	
	Motion:	Henry Szymanski moved to deny the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	
35	22954 Use Variance	St. Luke Missionary Baptist Church Property Owner Request to construct a parking lot for use of customers and parishioners of the church and day care center located across the alley.	2737 W. Juneau Av. 4th Dist.
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
36	22110 Special Use Granted	A&A Petroleum, Inc. Khalid Ahmed; Request to continue occupying the premises as a motor vehicle pumping station and car wash.	7609 W. Capitol Dr. 5th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That all banners are removed from the building. 5. That landscaping conforms with plan submitted. 6. That the appellant the appellant implements landscaping, screening and other site improvements according to the plan submitted to DCD on 5/19/00 within 30 days of the Board's decision on this matter. 7. That all other previous conditions regarding this property are complied with. 8. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	
37	22929 Special Use	Speedway SuperAmerica Property Owner Request to build a new motor vehicle pumping station/convenience store.	8431 W. Appleton Av. 5th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of DCD and will be rescheduled at the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
38	22949 Special Use	Michael H. Coon, Lessee Request to occupy the premises as a motor cycle repair facility.	8302 W. Lisbon Av. 5th Dist.
	Action:	Adjourned	
	Motion:	Donald Jackson moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	
39	22928 Special Use Granted	I Thessalonians M.B. Church Marie Shaw, Lessee Request to occupy the premises as a church.	915 W. Burleigh St. A/K/A 909-919 W. Burleigh St. 6th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use and this Variance are granted for a period of three (3) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
40	22543 Special Use Granted	Iglesia Ebenezer Pentecostal Property Owner Request to continue occupying the premises as a church.	2500 S. 9th Pl. 8th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That barriers precluding the parking of vehicles on unpaved surfaces are installed within 30 days.</p> <p>5. That the rear parking area is paved and meets all other building code requirements for parking facilities, as required by the previous ruling by the Board of Zoning Appeals.</p> <p>6. That the appellant submit acceptable revised plans to the Department of City Development Planning Administration Section within 30 days of this decision.</p> <p>7. Provided all previous conditions of the Board regarding this property are complied with.</p> <p>8. That this Special Use and this Variance are granted for a period of ten (10) years, commencing with the date hereof.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
41	22958 Dimensional Variance Granted	Jesus Marin, Prospective Buyer Request to convert the premises into a four unit building.	2400 S. 12th St. 8th Dist.
	Action:	Granted	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That this Variance is granted to run with the land.	
42	22961 Use Variance	Laura E. Ruiz Lessee Request to occupy the premises as a nail salon (personal services).	2635 W. Burnham St. 8th Dist.
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the item for administrative review. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	
43	22896 Special Use	Ramon Arteaga, Property Owner Request to continue occupying the premises as a motor vehicle sales facility.	1601 W. Becher St. 8th Dist.
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
44	22942 Special Use	Canadian Pacific Railroad, Construction Res. , Property Owner Mrs. Joyce Rizzo Request to install a transmission tower in excess of 150 ft. with an equipment shelter building.	2601 W. Canal St. 8th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the Department of Public Works, Infrastructure Services Division, approves the location of the transmission tower. 5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.	
45	22944 Special Use	Amoco Gasoline Services Makbul Sajan, Lessee Request to occupy the premises as a motor vehicle pumping station and convenience store.	3432 W. Silver Spring Dr. 9th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the alderman and will be rescheduled at the next available hearing.	
46	22978 Dimensional Variance	Robert L. Harrison Property Owner Request to park a motor vehicle in excess of 18' on a residential lot.	3127 N. 14th St. 10th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the chair and will be rescheduled at the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
47	22875 Special Use Granted	Mabell Burrell, Property Owner Request to occupy the premises as a day care center for 55 children, infant to 12 yrs., 24 hours per day.	4122 W. Fond du Lac Av. 10th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That the operator obtains an occupancy permit and complies with all State requirements for daycares.</p> <p>5. That the storefront windows remain as clear glass and are maintained in an attractive manner.</p> <p>6. That the appellant comply with any recommendations of the City Traffic Engineer.</p> <p>7. That this Special Use is granted for a period of three (3) years, commencing with the date hereof.</p>	
48	22948 Use Variance	Milwaukee Health Service Systems Mrs. Nellie Kendrick; Lessee Request to continue occupying the premises as a medical clinic and social service facility.	2778 S. 35th St. 8th Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	

<u>Item</u> <u>No.</u>	<u>Case No./</u> <u>Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
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Other Business:

Board member Georgia Cameron moved to approve the minutes of the May 25, 2000 meeting. Seconded by Board member Donald Jackson. Unanimously approved.

The Board set the next meeting for July 6, 2000.

Board member Scott Winkler moved to adjourn the meeting at 4:55 p.m. Seconded by Board member Henry Szymanski. Unanimously approved.

BOARD OF ZONING APPEALS

Secretary of the Board